



## WINDOW DOOR SCHEDULE

## Town of Highland Beach

**ADDRESS:**

\*Bedroom and Habitable Attic windows that are considered Emergency Escape Rescue openings must comply with FBC 2020 R310.1- minimum net clear opening of 5.7sq. ft. (5.0 sq. ft. if at grade level); minimum width 20"; Minimum Height 24".

\*\* From Engineered windloads or windload form

\*\*\* From Product Approval or NOA (Miami-Dade Notice of Acceptance)



# Town of Highland Beach

Building Department • 3616 South Ocean Blvd., Highland Beach, Florida 33487

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## ADMINISTRATIVE GUIDELINE 2023-09-21

### DECLARATION OF 'EXPOSURE D' FOR ALL BUILDINGS IN HIGHLAND BEACH

Whereas:

1. Pursuant to FS 553.775 (1) "It is the intent of the Legislature that the Florida Building Code (FBC)...be interpreted by building officials, local enforcement agencies, and the commission in a manner that protects the public safety, health, and welfare at the most reasonable cost to the consumer by ensuring uniform interpretations throughout the state..."
2. And, according to FBC 1609.1.1 Wind loads on every building or structure shall be determined in accordance with Chapters 26 to 30 of ASCE 7. Wind shall be assumed to come from any horizontal direction and wind pressures shall be assumed to act normal to the surface considered; and
3. The Town of Highland Beach is designated as a Wind-Borne Debris Region; and
4. The Town of Highland Beach is located on a barrier island with the Atlantic Ocean on one side and the intracoastal waterway on the other with a maximum width of 1200'; and
5. Nowhere on the island are structures greater than 600' from Exposure D regions

Therefore:

It is the policy of the Highland Beach Building Department as interpreted by the Building Official that:

1. All structures, whether pre-existing or newly proposed, shall be categorically designated under 'Exposure D,' as articulated in the ASCE-7 standard currently in effect. This stipulation is inclusive of, but not limited to, the replacement of exterior windows and doors.

This policy shall remain in effect indefinitely and shall be reviewed and updated with adoption of subsequent code cycles pursuant to FS 553.73 (code cycle adoption/changes by the Florida Building Commission), if necessary, or abandoned if found to be prohibited or no longer in agreement with the Florida Building Code.

*Jeffrey A Remas*  
Jeff Remas, Building Official  
September 21, 2023